

SHALOM-CLEMENTE TOWERS TENANTS ASSOCIATION
75-95 CLINTON AVENUE
NEWARK, NEW JERSEY 07114

To: Mr. Anthony Cupano
Director of Management
New Jersey Housing and Mortgage Agency
637 South Clinton Avenue
P.O. Box 18550, Trenton, N.J. 08650-2085

From: Donyale S. Ryan-President
Shalom-Clemente Towers
Tenants Association

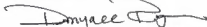
Re: 3% rental increase for Shalom Towers/Extension
Date: October 27, 1998

Dear Mr. Cupano:

On or about September 30, 1998, Marzulli Realty let it be known, that they had filed an application for a 3% rental increase for Shalom Towers. Let me be frank in saying, that Marzulli Realty practiced selective distribution of the notice, and failed to post the notice as required (please see enclosed letter to Chief Francis A. Thomas). Let me further state that for a period of three weeks, Shalom-Clemente Towers Tenants Association was denied a copy of the Independent Auditor Report, as prepared by Bloom and Bloom, LLP Certified Public Accountants, of Millburn, N.J. If not for the help of Chief Thomas, the documents might not have been obtained.

On October 23, 1998, a copy of the audit was finally made available to the association. I'm writing, requesting that you delay your decision on this increase, so that Shalom's representatives can review the Independent Auditor Report in a professional and comprehensive manner.

Very truly yours,



Donyale S. Ryan-President
Shalom-Clemente Towers
Tenants Association

cc: Frank Hutchins
Councilmen Corey Booker

SHALOM-CLEMENTE TOWERS TENANTS ASSOCIATION
75-95 CLINTON AVENUE
NEWARK, NEW JERSEY 07114

To: Francis A. Thomas
Chief of Housing Management
New Jersey Housing and Mortgage Agency
637 South Clinton Avenue
P.O. Box 18550, Trenton, N.J. 08650-2085

From: Donyale S. Ryan_President
Shalom-Clemente Towers
Tenants Association

Re: Tenants Rights Violation

Date: October 12, 1998

Dear Mr. Thomas:

On or about October 1, 1998, I was made aware of a memo issued by Marzulli Realty, managing agent for Shalom-Clemente Towers. The corporation has filed a application with HMFA #456 seeking a 3% rental increase.

The tenants association has grave concerns, as to managements failure to post the notice as required, the practice of selective distribution, pretaining to the notice, as well as their refusal to make available a photocopy of the corporations financial statements and audit as conducted by Bloom&Bloom, LLP Certified Public Accounts, Millburn N.J.

I ask your assistance in resolving this matter, so that the residents of Shalom, and our representatives can review the Independent Auditor Report, in a professional and comprehensive manner.

Very truly yours,



Donyale S. Ryan-President
Shalom-Clement Towers
Tenants Association

cc: Frank Hutchins
Councilmen Booker